



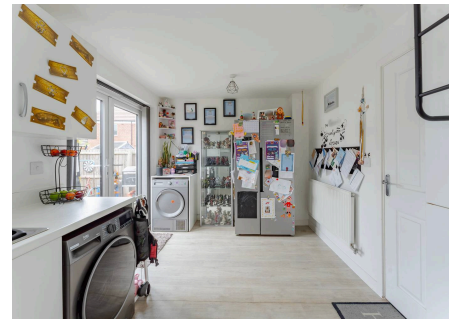
7 Kerrison Close, Ormesby - NR29 3TJ

£127,500 Leasehold

Perfectly positioned in a quiet cul-de-sac within the sought-after village of Ormesby, this attractive three-bedroom semi-detached home is designed with comfort and convenience in mind. The well-proportioned interior includes a spacious lounge, a stylish kitchen/diner with French doors opening to the garden, a family bathroom, and a practical downstairs WC. A fully boarded loft provides valuable extra storage, while outside, the southerly facing rear garden is enclosed and low maintenance, complete with patio seating and a lawn. Two allocated off-road parking spaces are located on a shared driveway, and the property is just a short distance from local amenities, including a pub, primary school, shops, healthcare services, and scenic countryside, making it a superb choice for those seeking a well-connected yet peaceful village lifestyle.

Location

Kerrison Close enjoys a peaceful residential setting in the well-served village of Ormesby, just a short drive from the Norfolk coast. Surrounded by open countryside and a strong sense of community, Ormesby offers a range of everyday amenities, including a convenience store, pub, primary school, and local healthcare facilities. The nearby beaches of California and Scratby provide easy access to scenic coastal walks and seaside attractions, while Great Yarmouth and Norwich are both within easy reach by car or public transport, offering broader shopping, dining, and leisure options.



Agents notes

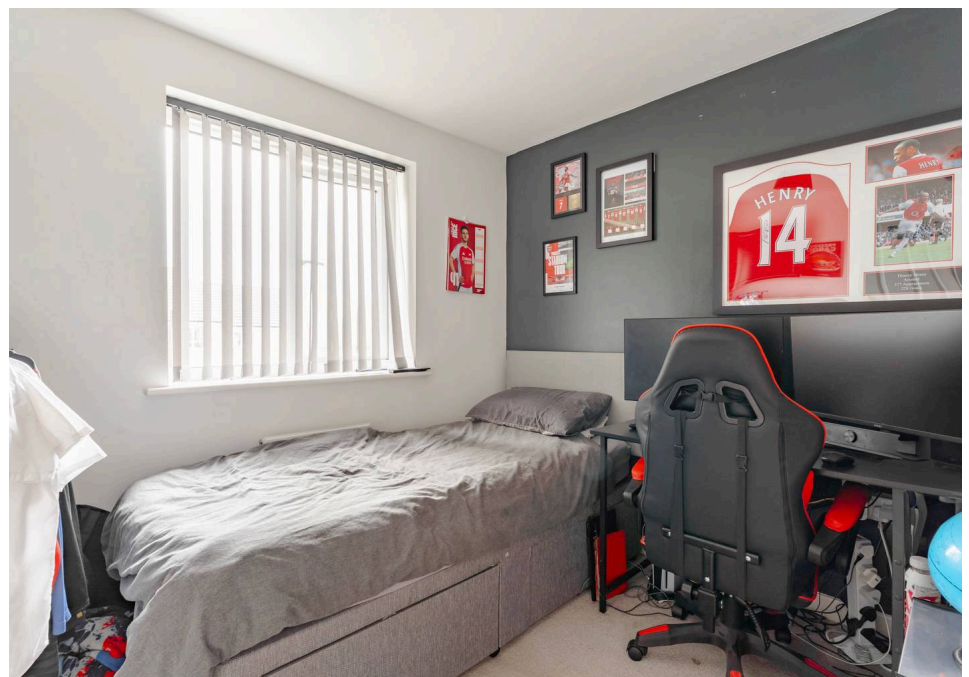
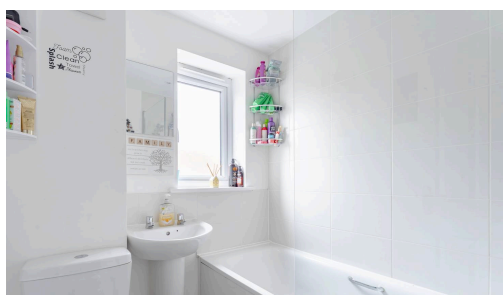
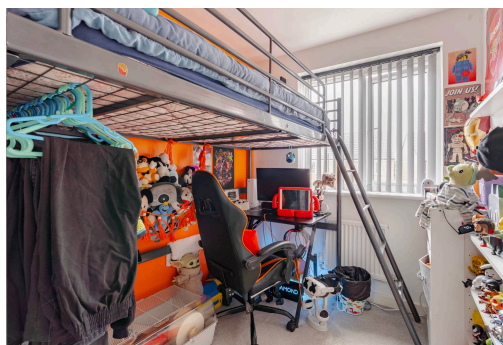
We understand that the property will be sold leasehold, connected to all main services.

Sold as 50% shared ownership

Management fee: £347 per month

Heating system- Gas Central Heating

Council Tax Band- B



Kerrison Close, Ormesby

Step into the entrance hall of this well-planned home, where a conveniently positioned downstairs WC immediately adds to the property's practicality, ideal for busy mornings and visiting guests. The hallway sets a welcoming tone, leading you into the heart of the home.

To the front of the property, you'll find a spacious and inviting lounge. A large window allows plenty of natural light to pour in, creating a warm and airy feel, while the soft carpet underfoot and a handy built-in storage cupboard make this a comfortable and functional everyday living space.

Moving through to the rear, the kitchen/diner is both stylish and well-appointed. Modern fitted units offer plenty of cupboard and counter space, while integrated features include a gas hob, extractor fan, and oven. There is plumbing in place for a washing machine, and the wood-effect flooring adds a contemporary touch. With ample room for a dining table, this is a great area for casual family meals or entertaining friends. French doors open directly onto the rear garden, making it easy to enjoy the outdoor space throughout the seasons.

Upstairs, the landing offers access to a fully boarded loft, perfect for storing seasonal items or keeping the home clutter-free. All three bedrooms are well-proportioned and carpeted throughout. The main bedroom is a generous double with its own built-in storage cupboard, while the two further bedrooms offer excellent flexibility for use as children's rooms, a guest space, or a home office.

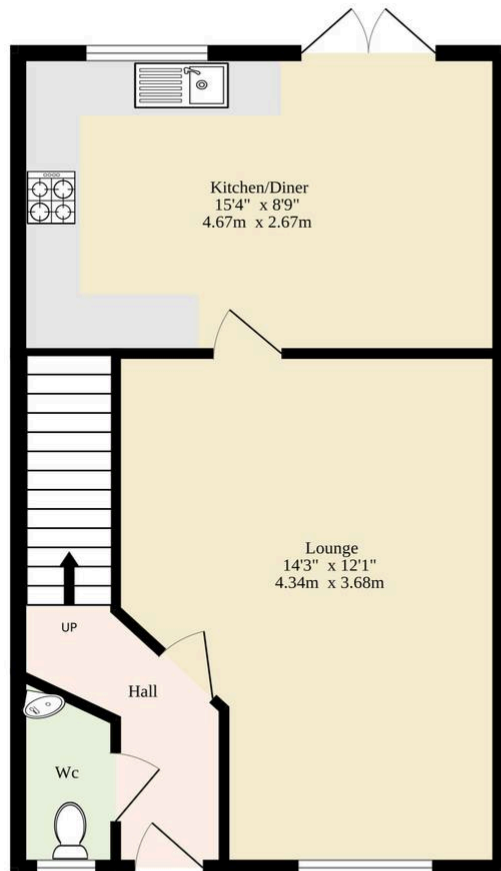
The family bathroom completes the interior, featuring a panelled bath with a shower over and a tiled surround, a clean and functional space to unwind at the end of the day.

Outside, the south-facing rear garden is fully enclosed, offering a secure and private space to enjoy throughout the year. With a neatly laid patio area ideal for outdoor seating and a stretch of lawn that's easy to maintain, it's a garden suited to both relaxing and light gardening. A gate provides convenient access to the front of the property, making everyday routines simpler.

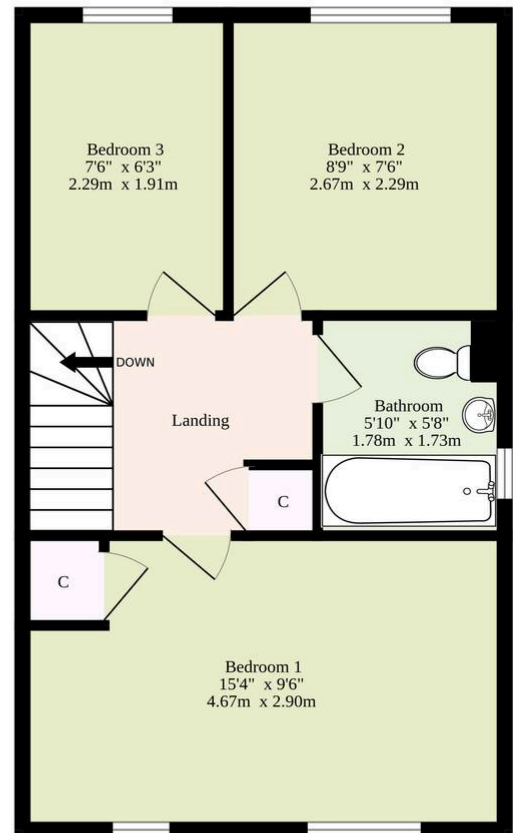
To the front, two allocated off-road parking spaces are set on a shared driveway, offering practical and reliable parking just steps from the front door.



Ground Floor
358 sq.ft. (33.3 sq.m.) approx.



1st Floor
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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